



GRASSROOTS
REALTY GROUP

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**180 Mt Rundle Road W
Lethbridge, Alberta**

MLS # A2218266



\$450,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,139 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: Central vac + attachments, 2 x TV mounts, underground sprinklers

This Mountain Heights home is an elevated bi-level with no rear neighbours! This 5 bed, 3 (full) bath home has been thoughtfully cared for over the years and includes custom built-ins, a cozy gas fireplace and a covered deck. The main floor greets you with a living room with feature wall, eat-in kitchen, 3 bedrooms, a 4-piece shared bathroom and a 4 piece ensuite! The basement has a well sized family room, complete with custom built-in book shelves that surround a gas fireplace - the best spot to enjoy movie nights now! There's 2 more bedrooms downstairs along with another full bathroom! The east facing backyard enjoys a walking path behind it, a patio and lots of lawn to enjoy.